This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 132138 DEEDWARR
08/23/2018 08:29:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180823-0083466

ADDRESS NEW OWNER:
Steven G. & Vanessa Nystrom
6848 Scarlet Ridge Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Benchmark Mortgage
5160 Tennyson Pkwy #1000
Plano, TX 75024

MAP/PARCEL 181-10-0A-070.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michaele L. Bullock and Kevin M. Bullock, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Steven G. Nystrom and Vanessa Nystrom, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of First Revision Final Plat Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Page 64 & 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michaele L. Bullock and husband, Kevin M. Bullock by Warranty deed from Andrew P. Barrett and wife, Susan F. Barrett of record in Instrument No. 20100820-0065996 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on August 20, 2010.

This is improved property known as: **6848 Scarlet Ridge Drive, Brentwood, Tennessee 37027.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of August, 2018.

WITNESS MY HAND on this the 15th day of August, 2018

Michaele L. Bullock

Kevin M. Bullock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michaele L. Bullock and Kevin M. Bullock,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 180580

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800